

**REVISED**

**DEVELOPMENT REVIEW COMMISSION  
MAY 22, 2007**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
7:00 PM

**1. CONSIDERATION OF MEETING MINUTES: 05/08/07 **APPROVED****

- 2. Request for **CODE TEXT AMENDMENTS (PL070198)** (City of Tempe, applicant) for changes to the Zoning and Development Code pertaining to separation requirements for tobacco retailers; setback reductions when adjacent to a public alley, including related items for the following:**

**ZOA07001 – (Ordinance No. 2007.36)** Code Text Amendments pertaining to Section 3-202, 3-401, 3-423 and 7-109 of the Zoning and Development Code.

STAFF REPORT: [DRCr\\_ZDCamendments\\_052207.pdf](#)

**RECOMMENDED APPROVAL**

- 3. Request for **MICRO-TRONICS LOT 55 (PL070081)** (Robert Marusiak, Micro-Tronics Inc., owner; Bill Clay, Bill Clay Design Studio, L.L.C., applicant) for a 17,300 square foot manufacturing and office building on 1.08 acres, located at 2922 South 52<sup>nd</sup> Street in the GID, General Industrial District. The request includes the following:**

**DPR07078** – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr\\_MicrotronicLot55\\_052207.pdf](#)

**APPROVED**

- 4. Request for **SOUTHWEST INSTITUTE OF NATURAL AESTHETICS (PL070085)** (K. C. Miller, property owner; Carmen Marrero, applicant) for a repaint of an existing building located at 1112 East Apache Boulevard, in the CSS, Commercial Shopping and Service District, including the following:**

**DPR07036** – Development Plan Review including Building Elevations

**NOTE: CONTINUED FROM THE MARCH 27 AND APRIL 24, 2007 PUBLIC MEETINGS**

STAFF REPORT: [DRCr\\_SWInstOfNaturalAesthetics\\_052207.pdf](#)

**APPROVED**

- 5. Request for **UNIVERSITY CENTER III (PL070127)** (Talla Fallstich, St. Paul Travelers, owner; Mike Edwards, DFD Cornoyer-Hedrick, applicant) for a 120,000 square foot office building on 7.16 acres, in the GID, General Industrial District within the Rio Salado and Transportation Overlay Districts, located at 1240 E. University Drive. The request includes the following:**

**DPR07070** – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr\\_UniversityCenterIII\\_052207.pdf](#)

**APPROVED**

6. Request by Barbara Messer (applicant) for an appeal of a previously denied use permit for the **MESSER RESIDENCE (PL070084)** (Barbara Messer, property owners) located at 1929 East Meadow Drive in the R1-6, Single Family Residential District, including the following:

**UPA07002** – Appeal of a Use Permit to park an RV/Boat in the front yard setback (ZUP07028) denied by the Hearing Officer on April 3, 2007.

STAFF REPORT: [DRCr MesserRes 052207.pdf](#)

**DENIED**

7. Request for **AM/PM ARCO (PL060450)** (Sonya Branson, Bhadvadia, LLC, owner; Manjula Vaz, Gammage & Burnham PC, applicant) for a 2900 s.f. convenience store with 1056 s.f. carwash and fuel dispensers on .91 acres, located at 3233 South McClintock drive in the PCC-1, Planned Commercial Center District, including the following:

**PAD07009 – (Ordinance No. 2007.24)** Planned Area Development Overlay to modify development standards for +/- 3956 s.f. of building area on +/- 0.91 acres.

**DPR07056** – Development Plan Review including site plan, building elevations and landscape plan.  
**CONTINUED FROM THE 5/8/07 AGENDA**

STAFF REPORT: [DRCr SOUTHERN MCCLINTOCK AMPM 052207.pdf](#)

**APPROVED DPR07056 AND RECOMMENDED APPROVAL OF PAD07009**

8. Request for **AM/PM ARCO (PL060538)** (Gina Gill/Broadway & Aujla LLC; Fred Stern, Stern and Associates, applicant) for a 2400 s.f. convenience store with fuel dispensers on .45 acres, located at 908 East Broadway Road in the CSS, Central Commercial District, including the following:

**PAD07010 – (Ordinance No. 2007.25)** Planned Area Development Overlay to modify development standards for +/- 2400 s.f. of building area on +/- 0.45 acres.

**DP07057** – Development Plan Review including site plan, building elevations and landscape plan.  
**CONTINUED FROM THE 5/8/07 AGENDA**

STAFF REPORT: [DRCr BROADWAY RURAL AMPM 052207.pdf](#)

**APPROVED DPR07057 AND RECOMMENDED APPROVAL OF PAD07010**

9. Request for **MARINA HEIGHTS AT TEMPE TOWNLAKE – WEST (PL070155)** (Arizona State University, property owner; Kendle Design Collaborative / SunCor, applicant) for the development of seven (7) new buildings, totaling up to 1,886,200 s.f. of building area for office and residential condominiums on +/- 10.6 acres, located at 300 East Rio Salado Parkway, in the MU-Ed District, including the following:

**ZON07003 – (Ordinance No. 2007.37)** Zoning Map Amendment from MU-Ed, Mixed-Use Educational District to MU-4, Mixed-Use High Density District on +/- 10.6 acres.

**PAD07014** – Planned Area Development Overlay to modify development standards for +/- 1,886,200 s.f. of building area on +/-10.6 acres.

STAFF REPORT: [DRCr MarinaHeightsWest 052207.pdf](#)

**RECOMMENDED APPROVAL**

10. Request for **MARINA HEIGHTS AT TEMPE TOWNLAKE – EAST (PL070156)** (Arizona State University, property owner; Kendle Design Collaborative / SunCor, applicant) for the development of five (5) new buildings, totaling up to 1,566,750 s.f. of building area for a hotel and office/retail use on +/-15.23 acres, located at 600 East Rio Salado Parkway, in the MU-Ed District, including the following:

**PAD07015 – (Ordinance No. 2007.38)** Planned Area Development Overlay to modify development standards for +/-1,566,750 s.f. of building area on +/-15.23 acres.

**ZUP07049** – Use Permit to allow tandem parking.

STAFF REPORT: [DRCr\\_MarinaHeightsEast\\_052207.pdf](#)

**APPROVED ZUP AND RECOMMENDED APPROVAL OF PAD**

11. Request for **TEMPE TRANSIT SITE (PL070099)** (City of Tempe, property owner; GDG Enterprises LLC, Daniel Tilton, applicant) for a mixed-use development including a 300 space Light Rail park and ride, residential apartments and retail located at 1811 East Apache Boulevard, in the GID, General Industrial District and CSS, Commercial Shopping and Service District and Transportation Overlay District, including the following:

**ZUP07030** – Use Permit request to reduce the required 60% ground floor use requirement in Section 5-606(C) Ground Floor Uses in Station Areas.

**DPR07040** – Development Plan Review including site plan, building elevations and landscape plan.

**NOTE: CONTINUED FROM THE 4/24/07 & 5/08/07 PUBLIC HEARING**

STAFF REPORT: [DRCr\\_TempeTransitSite\\_052207.pdf](#)

**ZUP07030 WITHDRAWN BY APPLICANT. APPROVED DPR07040**

**12. ANNOUNCEMENTS NONE**

<p>For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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05/24/2007 2:21 PM